



Health and Housing Kickoff

February 10, 2023

Washington State Housing Finance
Commission



Land Acknowledgement

[Land Acknowledgement — Duwamish Tribe](#)
For anyone outside of Seattle: <https://native-land.ca/>



Welcome and Introductions

Please write your name, pronouns,
organization in chat.

For those in-person, please join the
Zoom Chat on your phones.



Overview

Steve Walker, Executive Director

Purpose of Kickoff:
We are starting
this work and
want you to join
us

Overall purpose:

- To promote collaboration among healthcare, housing, and homeless sectors to drive innovative responses to the health, housing and equitable needs in communities
- To provide a statewide forum for the sharing of experiences and the development of new tools, guidelines, models of care and other resources to support developers and practitioners in the health and housing sectors
- To support the development of healthcare and housing financed projects

Project Team

Claire Petersky, WSHFC
Manager, Multifamily
Housing and
Community Facilities
Division

Debbie Thiele, CSH
Managing Director,
Western Region

Lisa Vatske, WSHFC
Division Director,
Multifamily Housing
and Community
Facilities

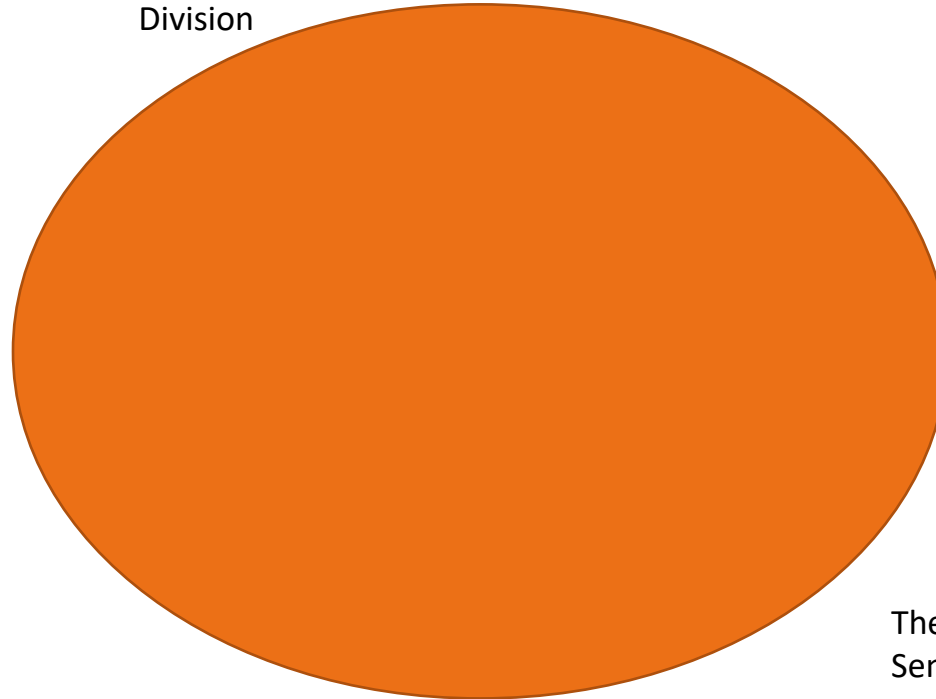
Steve Walker, WSHFC
Executive Director

Heather Lyon, CSH
Director, Pacific
Northwest Team

Lori Gutierrez, CSH Senior
Program Manager

Theresa Tanoury, CSH
Senior Program Manager

Jackie Moynahan, WSHFC
Senior Policy Advisor,
Multifamily Housing &
Community Facilities



CSH Partnership

Debbie Thiele
Managing Director
Western Region



Today's Time Together

9:00am	Land Acknowledgement Welcome and Introductions Overview
9:25am	Health and Housing in Washington
10:40am	Electronic Polling
11:10am	Setting the Stage
11:45am	Electronic Polling
11:50am	Next Steps and Closing



Health and Housing in Washington

- What have been the successes and challenges or barriers?
- How has the project contributed to racial and health equity in your community?
- What are your top three wishes for health and housing partnerships and projects?

Health and Housing	Housing Presenter	Health Presenter
Cedar Crossing	Bellwether Elliot Swanson Mercy Housing NW Alisa Luber Mary's Place Oriel Alfred	Seattle Children's Hospital Kelly Fisher
John Gabriel House	Providence Supportive Housing Leslie Hill and Walter Zisette	Providence Supportive Housing Walter Zisette and Leslie Hill
Hobson Place	DESC Daniel Malone	Harborview Tricia Madden
Plymouth on First Hill	Plymouth Housing Huynh Chhor	Harborview Melissa Brown
Blake House	Plymouth Housing Huynh Chhor	Swedish

Development Name: Cedar Crossing



Photo courtesy of Bellwether Housing

Target Population: Families, Individuals, Families with children who have received care at Seattle Children’s Hospital (30%, 50% 60% incomes).

Partners:

- Joint Development of Mercy Housing Northwest and Bellwether
- Seattle Children’s Hospital
- Mary’s Place
- Ronald McDonald House
- Seattle Housing Authority
- Sound Transit
- El Centro de la Raza
- Roosevelt Neighborhood Association

Services:

- Bellwether and Mercy Housing Resident Services Teams - assist residents in finding rental assistance, staying housed, success in schools, and health and wellness
- Mercy, Bellwether, Seattle Children’s Hospital and Mary’s Place, and Ronald McDonald House collaborate on providing permanent housing for 20 families with Children with complex medical needs.

Housing Type: 254 Apartments, studio – 3 bedroom

Financing: WSHFC’s Bond/Tax Credit Program, City of Seattle, King County, Seattle Housing Authority

Location: 6600 Roosevelt Way NE, Seattle

Current Status: Opened 2022

Project Website: [Cedar Crossing](#) | [Bellwether Housing](#)

Development Name: Providence John Gabriel House

Target Population: Seniors aged 62 and older whose household income does not exceed 60% of the Area Median as determined by HUD.

Partners:

- LIHTC Partner: US Bankcorp Community Development Corporation
- Development Consultants : Shelter Resources, Inc. and Bellwether Housing

Services:

- Full-time, on-site Resident Services Coordinator
- Night/Weekend Manager lives on-site; responds to emergencies
- Program of All-Inclusive-Care (PACE) co-located on site, serving residents and the community

Housing Type: 74 studio, 1-bedroom and 2-bedroom apartments

Financing:

Capital: Commission 9% LIHTC, King County, A Regional Coalition for Housing (ARCH)

Operating: Project Based Vouchers (PBV), Rents

Services: PACE – most participants are dual eligible (DSHS funding per participant),

Location: 8632 160th Avenue, NE, Redmond

Current Status: Opened April 2017

Project Website: [Providence John Gabriel House](#)



Development Name: Hobson Place



Photo courtesy of Runberg Architecture Group

Current Status: Hobson Place opened in October 2020. Hobson Place 2 opened in February 2022 and the clinic in March

Target Population: People who have experienced homelessness and who have disabilities

Partners:

- DESC (Downtown Emergency Service Center)
- Harborview Medical Center

Services: Open to the broader community, the on-site full-scale health care clinic is specifically designed to meet the complex needs of people living with disabilities who have experienced the longest periods of homelessness.

The tenants in supportive housing units are supported by a 24/7 staff, individualized case management, and connection to behavioral health and other supports, meals, and other activities

Housing Type: A supportive housing building featuring 177 studio units

Financing:

Capital: WSHFC 9% LIHTC, JP Morgan Chase Bank, Federal Home Loan Bank of Des Moines, Commerce Housing Trust Fund, National Equity Fund, Ind., City of Seattle, King County

Clinic: Commerce Behavioral Health Facilities Program and Building Communities Program, Harborview Medical Center/UW Medicine, City of Seattle Human Svcs. Dept., CSH, DESC Capital Campaign, Health Care for the Homeless New Access Grant, Patient Revenue

Location: 22nd Ave. So., Seattle

Project Website: [Hobson Place - DESC](#)

Development Name: Plymouth on First Hill



Photo courtesy of Plymouth Housing

Target Population: dedicated apartments for individuals experiencing long-term homelessness and critical medical challenges

Partners:

- Plymouth Housing
- Harborview Medical Center

Services:

- 24/7 Staffing
- On-site medical and behavioral health care from Harborview Medical Center staff
- Wraparound support provided by Plymouth
- DESC's Mobile Response Team (MRT) provides behavioral health crisis intervention Monday – Friday, 1pm – 5pm
- On-site peer support groups
- Proximity to First Hill's medical institutions

Housing Type: 80 furnished studio apartments

Financing:

Capital: Commission 9% LIHTC, City of Seattle, Commerce Housing Trust Fund, King County, Sponsor Loan, Deferred Fee

Operating and Services: HUD CoC, Plymouth Multi-Building Grant, Commerce OMS, 77 Project Based Vouchers (PBV), HUD McKinney, WA State OMS, Harborview Downtown Team, King County/Seattle COLA

Location: 710 Cherry Street, Seattle

Current Status: Opened September 2017

Project Website: [Plymouth's Buildings - Plymouth Housing](#)

Development Name: Blake House

Target Populations:

- Seniors and veterans who have experienced chronic homelessness and have intensive health needs (operated by Plymouth Housing)
- Lower income working individuals and families (operated by Bellwether Housing)

Partners:

- Plymouth Housing
- Swedish Health Services

Services:

- Onsite health care services through partnership with Swedish Health Services
- 24/7 staffing

Housing Type

- 112 studios for seniors and veterans
- 250 apartments for low-income individuals and families

Financing

Capital: Commission 9% LIHTC and Bonds, City of Seattle, King County, Commerce Housing Trust Fund, FHLB, Managing Member Land Equity, Deferred Developer Fee

Operating and Services : WA State OMS, HUD Special NOFO Unsheltered Homelessness, Tenant Rent, Catholic Community Services., Swedish Hospital

Location: Madison and Boylston, Seattle

Current Status: Anticipated construction completion by early 2023

Project Website: [Community Development - Plymouth Housing](#)



Blake House



Questions for Presenters



Electronic Polling



Now that you have heard about these health and housing partnerships, what are 2 to 3 takeaways?

Please enter comments in Chat

Setting the Stage: Using National Framework

Healthy Homes, Healthy Communities = H3C

Support the development of partnerships with hospitals, health systems, and other health organizations to expand financing for affordable housing development and preservation

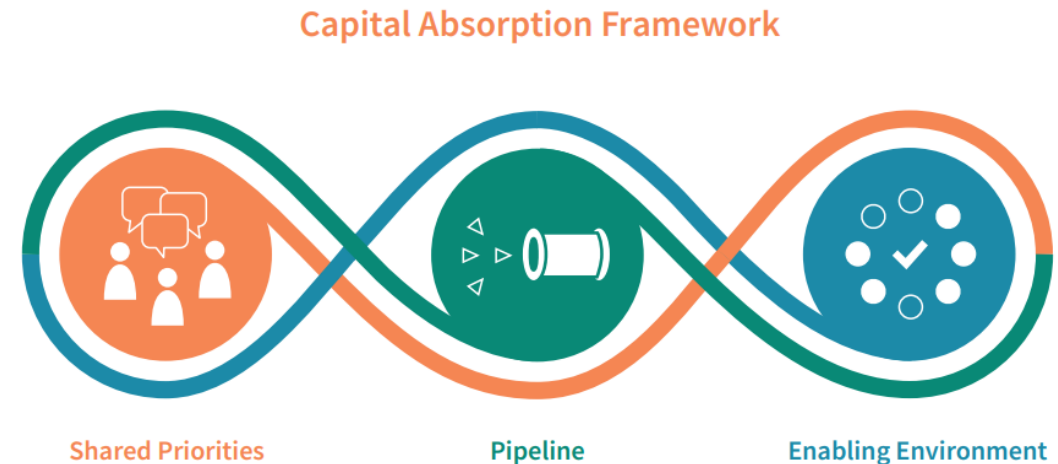
Project Partners

- National Council of State Housing Agencies
- Robert Wood Johnson
- Center for Community Investments
- Corporation for Supportive Housing (CSH)

Center for Community Investment Framework

Premise: Community investment as a system

- Create opportunities for continuous learning and improvement
- Pool resources and batch deals to create efficiencies
- Reduce transaction costs, increase scale and impact of investment



Using the framework

- Involve community in shared priorities, start with acknowledgement of past harm
- Relate the shared priorities to the pipeline and the pipeline to enabling environments
- Think about the three functions at the same time; one informs the other
- Consider the whole system, not just the supply side



Why more health and housing partnerships are needed

- Address health disparities
- Improve community's health outcomes, especially for those with complex health and housing challenges
- Reduce higher-cost hospital care when not needed
- Increase access to care, including preventative care

Tell us more ...

**What would it take to
build these projects into a
collective, systemic effort?**



Next Steps

- March and April 2023: Listening Sessions
- May 2023: Convene to report on strengths, gaps, examples from other states, recommendations, and solicit feedback on recommendations and action steps
- June 2023: Based on feedback from the convening, develop a plan to further the intersection of health and housing investments including accountability mechanisms that ensure racial equity

Electronic Polling



What information would be helpful for you to move forward with us in this initiative?

What are some overall questions you might have about this work?

What do you see as a primary goal for the listening sessions? How do you see the listening sessions occurring in your community?



Thank you!